

A. Introduction

Development pressures in this area have increased with the completion of the Alameda Boulevard road widening and improvements, the opening of the Cottonwood Mall, the continuing commercial/industrial development of the North Interstate 25 corridor and the Journal Center, and development of the Balloon Fiesta Park. In addition, there have been numerous Special Use Permits (SUPs) recently approved which have been a cause of concern to many people due to potential loss of the quality and character of the valley area. SUPs are created for specific uses without changing the underlying zoning designation.

The rural character of the western portion of the study area is reflected by the fact that most of the land in the valley is residential/agriculture or vacant. Much of the land is zoned for densities greater than what presently exists. Development pressures will continue along the Alameda Boulevard corridor; and it is the intent of the DOZ regulations/guidelines that new development be consistent with the overall goals for the area as identified in public meetings and relevant policy documents. A Sector Plan, often in place prior to a DOZ, is not available for the County area. We recommend that one be developed to address land use and zoning issues. (*Note: Land use and zoning issues are not within the scope of this study.*)

1. Purpose of the Design Overlay Zone (DOZ)

The overall intent of the DOZ is to protect the visual qualities and unique and historic valley character of the Alameda Corridor area to which it is applied and further provide guidance to developers, design professionals and property owners for new development, streetscape projects, and redevelopment projects.

2. Design Guidelines

Design guidelines are sets of criteria that are uniformly applied to evaluate the appropriateness of proposed development and redevelopment.

| What design guidelines do: | What design guidelines don't do: |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none">• Protect historic character and integrity as well as cultural sensitivity of the DOZ• Provide guidance to property owners and design professionals undertaking construction in the DOZ• Identify important review concerns and recommended appropriate design responses• Provide an objective basis for review, assuring consistency and fairness• Increase public awareness of the area and its significant characteristics | <ul style="list-style-type: none">• Limit growth of development within the Design Overlay Zone (DOZ)• Apply to routine maintenance or to work which does not visibly affect the district, such as with interiors• Dictate stylistic design treatments which are based on individual preference and taste• Restrict creative design solutions |

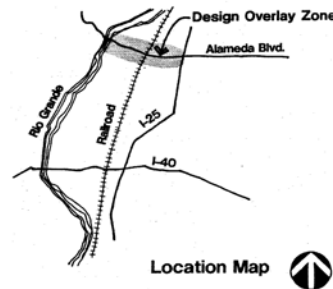
Adapted from Draft Central Ave. DOZ, Feb. 1997

3. Administration of the DOZ

This DOZ will be administered by City staff and the Environmental Planning Commission (EPC) for areas within the City of Albuquerque and by County staff and the Extraterritorial Land Use Commission (ELUC) for areas within Bernalillo County. Compliance with the regulatory design guidelines will be monitored and enforced by Zoning Enforcement. The DOZ will complement the North Valley Area Plan and help implement some of its objectives.

4. Location of the Study Area

The study area includes the Alameda Boulevard corridor and adjacent properties as shown on Figure 1. The study area extends from Interstate 25 on the east to the east side of the Rio Grande on the west.



5. DOZ Boundary and Design Overlay Criteria

The Design Overlay Zone category in the City Zoning Code is Article 14-16-2-28 (F) DO-Design Overlay Zone, which states that the overlay zone may be used for areas that deserve special design guidance. The Bernalillo County Code is Ordinance ELUA 1998-1-Albuquerque/Bernalillo County Extraterritorial Zoning Ordinance. A design overlay area must be at least 320 acres, or of any size specified by a controlling Rank Three Sector Plan. The Alameda Boulevard DOZ meets all three conditions listed (refer to Appendix B). The City portion is controlled by a Rank Three Sector Plan; the County area complies by virtue of the acreage minimum. The plan area divides into two main sections, generally east and west of the North Diversion Channel. Refer to page 8 for the DOZ boundary.

The character along Alameda Boulevard includes a relatively rural residential area intermixed with neighborhood commercial businesses in the valley (western portion). The new Balloon Park and commercial campus uses occur on the “bench” in the eastern portion,. The DOZ boundary was established after review of the existing land use, zoning, parcel ownership, natural and man-made features/structures, and character. The boundary includes: the Alameda Boulevard right-of-way and an area approximately one parcel deep on the north and on the south of Alameda Boulevard, as well as a slightly larger area to include the “4th Street Village Center” concept. From the North Diversion Channel to Interstate 25, the DOZ extends either one parcel deep or 200’ back from the edge of the public right of way for the larger parcels fronting Alameda Boulevard. This setback was established as it relates to parcel ownership and Alameda Boulevard as a view corridor.

Alameda Boulevard Design Overlay Zone

Alameda Boulevard meets all three of the criteria for a DOZ, Design Overlay Zone as stated in the City and County Zoning Code, which must:

- a) Contain highly scenic natural features or physical setting, or have highly significant views.
- b) Have development potential which is likely to require unusually complex coordination of floor control, transportation, open space, and urban land uses.
- c) Have a strong role in the development of the form of the metropolitan area: arterial street corridors or critical areas near urban centers or historic zones.

6. Preservation of History and Culture

This area was originally home to the Tiwa people, 13th to 17th century pit house and Pueblo dwellers, who established numerous villages, the largest in the area being Sandia and Isleta. With the settlement of Old Town Albuquerque in 1706, the village of Alameda became the site of Spanish and Mexican-era agriculture pursuits. Anglo-American settlers pursued farming, ranching, and other commercial interests in the area after 1846. In the late 1800s and early 20th century, there was much building of canals, draining of swamps and marshes, and reclamation of farmland.

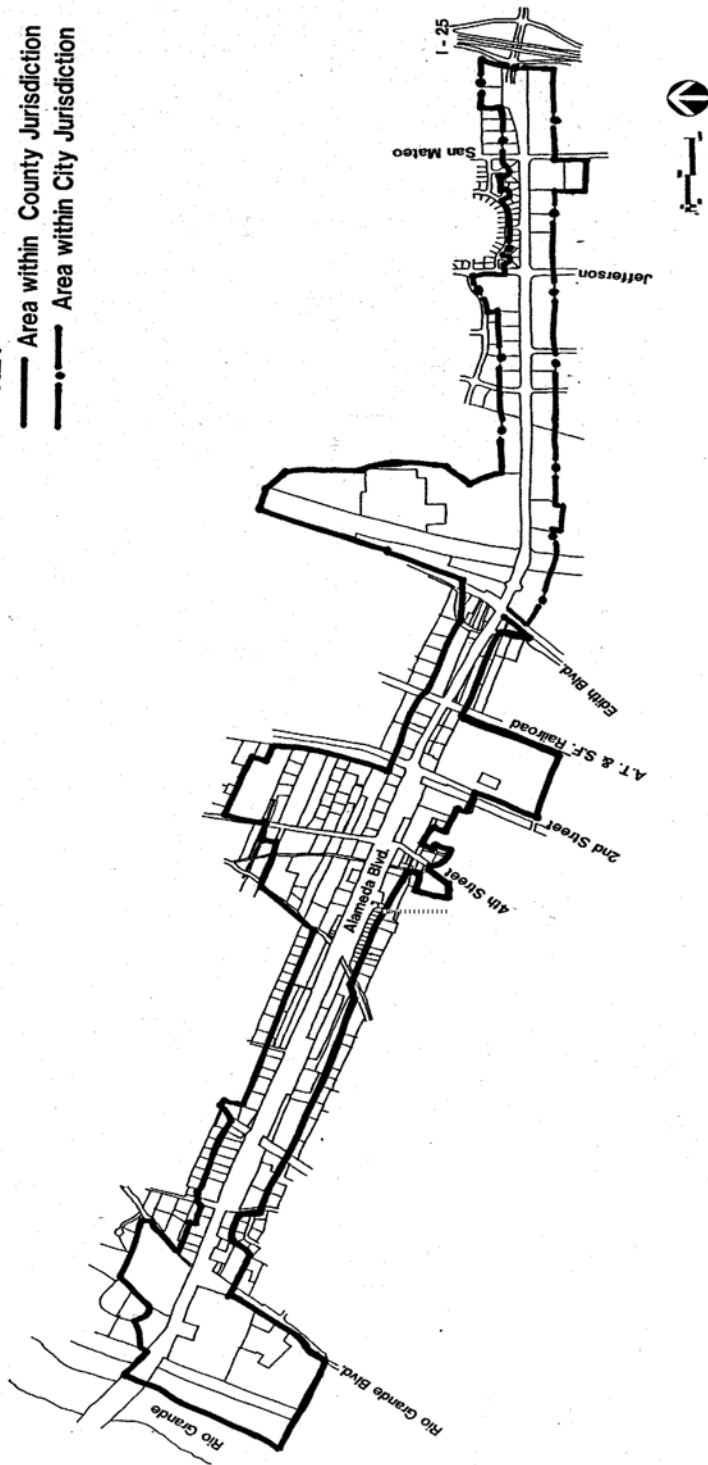
The historical and archeological sites within the DOZ include (see page 9):

- Church of the Nativity - may be eligible for State Register, but is not registered.
- Alameda School Site - registered archeological site
- Unregistered archeological site south of 9609 Edith NE
- Acequias - some are probably eligible for registration by the state and/or federal government.
- The DOZ boundary may enclose other archeological sites worthy of registration, but probably no historic structures besides the Church of the Nativity (Ed Boles, Planning Department, Historic Preservation and Architecture).

Alameda Boulevard Design Overlay Zone

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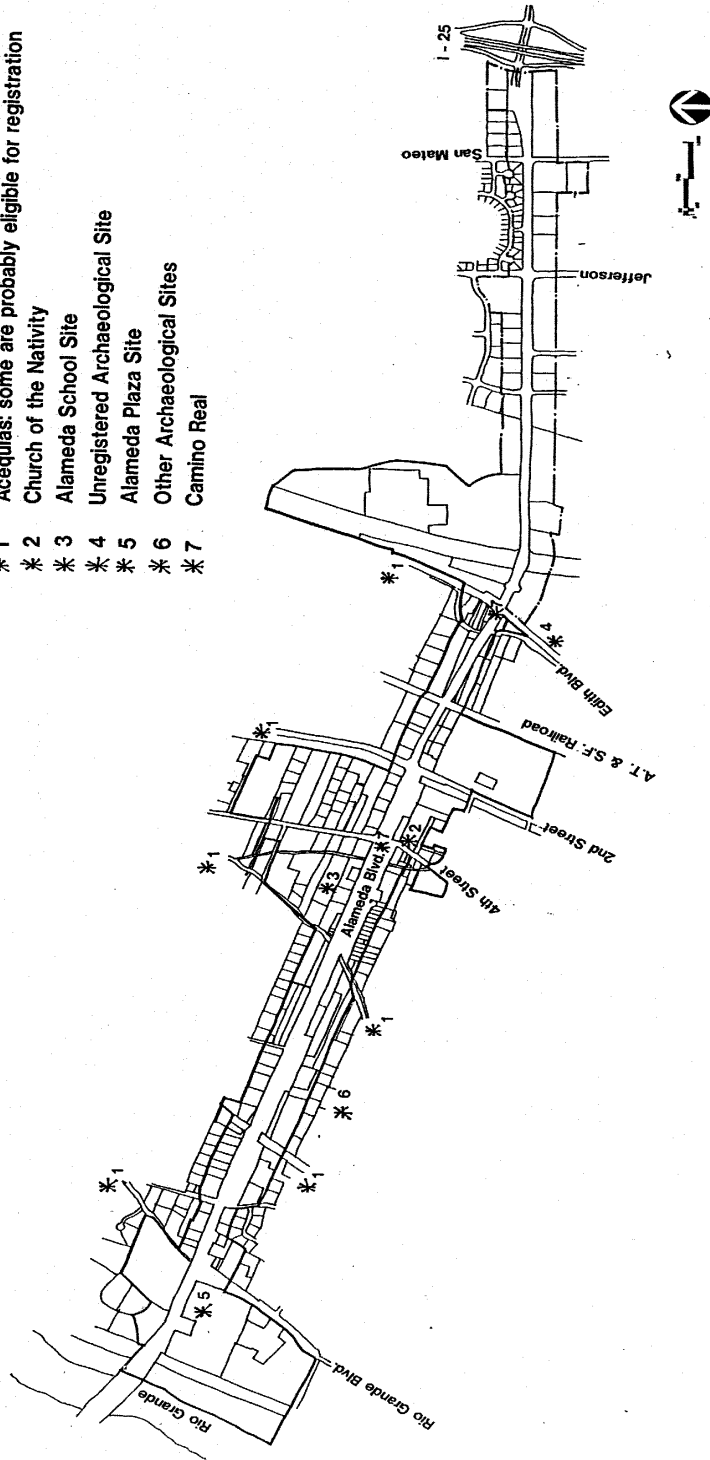
- Area within County Jurisdiction
- Area within City Jurisdiction



Design Overlay Zone Boundary

KEY

- * 1 Acequias: some are probably eligible for registration
- * 2 Church of the Nativity
- * 3 Alameda School Site
- * 4 Unregistered Archaeological Site
- * 5 Alameda Plaza Site
- * 6 Other Archaeological Sites
- * 7 Camino Real



Historic Sites Map

7. Policy Framework and Relevant Plans

- *Albuquerque/Bernalillo County Comprehensive Plan* - This proposal is consistent with the goals and policies contained in the Albuquerque/Bernalillo County Comprehensive Plan. The DOZ from Rio Grande to Edith is within the Rural Area as designated by the Comprehensive Plan. From Edith to the Interstate it is within the Established Urban and Developing Urban Areas.
- *North Valley Area Plan, Bernalillo County & City of Albuquerque, April 1993* - The proposed DOZ is consistent with the North Valley Area Plan goals and issues as identified by the North Valley Citizens.

Advisory Task Force, (found on pages 5 and 6 of the Area Plan); and Plan Policies (found on pages 7-19). This Rank 2 Plan pertains to the entire DOZ.

- *The North Interstate 25 Sector Development Plan, City of Albuquerque Planning Dept, Planning Division, 1986* - "The purpose of the sector development plan is to ensure that the area develops as an attractive mixed-use residential area and employment center." The sector plan includes the Drainage Management Study for the North Interstate 25 Sector Development Plan and design guidelines for screening, setbacks, landscaping, off-street parking and site design. Applicable Transportation policies include: (1) The City and County shall encourage the smooth flow of traffic on arterials. (2) Limit access to Alameda Boulevard, from adjacent properties except where alternative access is not available or feasible. (3) Consider grade separation of Alameda Boulevard at the Burlington Northern and Santa Fe Railroad Right of Way.
- *Bikeways Master Plan, 1996* - A Trail/Path is shown on Alameda Boulevard from Rio Grande to 2nd Street, on 2nd Street, and along the North Diversion Channel. A bike lane is indicated on Alameda from 2nd Street to Interstate 25. A bike route is shown on Jefferson.
- *Trails & Bikeways Facility Plan, adopted July 1993* - Alameda Boulevard shown as a secondary trail
- *Albuquerque Parks and Open Space Master Plan* - in process. The Rio Grande Valley State Park is managed by the City of Albuquerque, Open Space Division and extends north to Sandia Pueblo. Open Space also jointly owns and manages the Alameda/Rio Grande Open Space. A parking lot/trail access project was recently completed on this parcel and the second phase plans include a created wetland pond.
- *Balloon Park Master Plan* - in process
- *Balloon Fiesta Park Traffic Study*, per Bohannon Huston - in process; not yet reviewed
- *Bernalillo County Parks and Recreation Master Plan, Adopted May 1995* - identifies Rio Grande /Alameda Open Space, Nativity Ball Fields, and the Alameda Community Center & Park
- *Long Range Major Street Plan (LRMSP) 1996* - Alameda Boulevard is classified as a Principal Arterial, with 124' right-of-way width. At intersections, right-of-way standards may be increased up to 10 feet on each side at approaches to principal or minor arterial streets. Sidewalks shall be at least 6' wide and located within the right-of-way. A principal arterial street as designated on the LRMSP, is a controlled access road, used primarily for serving large volumes of comparatively high speed traffic.
- *1995 Traffic Flows for the Greater Albuquerque Area, MRGCOG* - shows Alameda Boulevard average weekday traffic flows of 33,700 at the Rio Grande Bridge, and 22,100 at Interstate 25, with approximately 25,000 at 2nd and 4th Streets